073.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	670,900 / 670,900
					USE VALUE:	670,900 / 670,900
					ASSESSED:	670,900 / 670,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YELLESWARAPU CHANDRA S
Owner 2:	YELLESWARAPU SUNITHA
Owner 3:	
Street 1:	47 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	D'AGRESTO LOUIS J--ETAL -
Owner 2:	D'AGRESTO MARGARET P -
Street 1:	47 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .199 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Aluminum Exterior and 1144 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8660.000	195,000		475,900	670,900
Total Card	0.199	195,000		475,900	670,900
Total Parcel	0.199	195,000		475,900	670,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 586.45 | /Parcel: 586.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 45962
GIS Ref:
GIS Ref:
Insp Date: 10/09/18

!6118!

PREVIOUS ASSESSMENT

Parcel ID: 073.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	195,000	0	8,660.	475,900	670,900		Year end	12/23/2021
2021	101	FV	188,100	0	8,660.	475,900	664,000		Year End Roll	12/10/2020
2020	101	FV	188,100	0	8,660.	475,900	664,000	664,000	Year End Roll	12/18/2019
2019	101	FV	172,300	0	8,660.	441,900	614,200	614,200	Year End Roll	1/3/2019
2018	101	FV	172,300	0	8,660.	441,900	614,200	614,200	Year End Roll	12/20/2017
2017	101	FV	172,300	0	8,660.	387,500	559,800	559,800	Year End Roll	1/3/2017
2016	101	FV	172,300	0	8,660.	353,500	525,800	525,800	Year End	1/4/2016
2015	101	FV	171,500	0	8,660.	312,700	484,200	484,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:21:00

LAST REV

Date	Time
02/12/19	12:14:39
ekelly	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 6118

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAGRESTO LOUIS	55071-230		7/29/2010		416,000	No	No		N
	10927-186		9/13/1965		1	No	No		Margaret D`Agresto dod 04/01/11

USER DEFINED

Prior Id # 1:	45962
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2004	966	Re-Roof	4,950					
7/19/1999	438	Wood Dec	2,500					10X14 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
12/17/2008	Meas/Inspect	294	PATRIOT
10/28/1999	Inspected	243	PATRIOT
10/13/1999	Measured	243	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8660		Sq. Ft.	Site		0	70.	0.78	12									475,861						475,900	

Total AC/HA:	0.19881	Total SF/SM:	8660	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	475,861	Spl Credit		Total:	475,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99395996
Adj $ / SQ:	134.185
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	282627
Depreciation:	87614
Depreciated Total:	195012

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

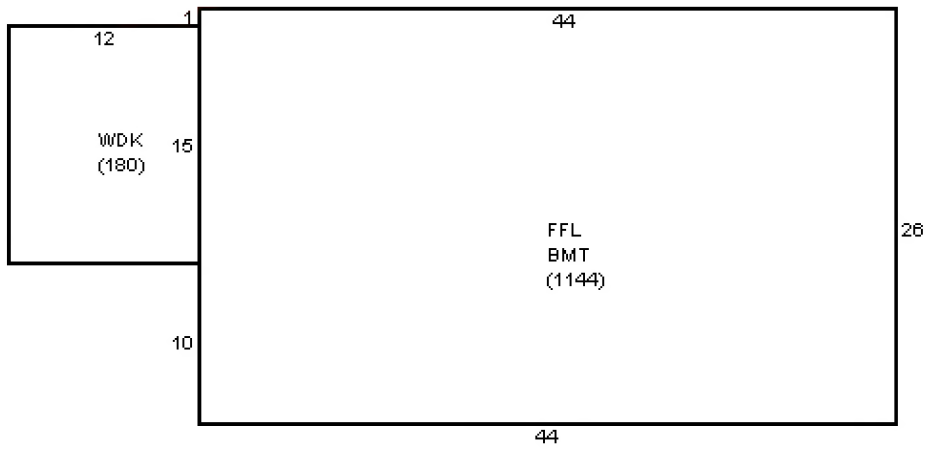
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.18
Special Features:	0	Val/Su Net:	79.01
Final Total:	195000	Val/Su SzAd	170.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	40.260	46,052
FFL	First Floor	1,144	134.180	153,507
WDK	Deck	180	11.490	2,067
	Net Sketched Area:	2,468	Total:	201,626
Size Ad	1144	Gross Area	2468	FinArea 1144

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc